

Preliminary Assessment Report

Project 6551122, 5946 21ST AVE S

Assessment Completed: 8/31/2016

Project Description: construction of 8 single family residences with future unit lot subdivision

Primary Applicant: [Seth Hale](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

SDCI Drainage Requirements

Eric Dripps, (206) 727-3676, Eric.Dripps@seattle.gov

SDCI Land Use Requirements

Branin Burdette, (206) 733-9694, branin.burdette@seattle.gov

SDCI Preapplication Site Visit Requirements

Matthew S Recker, (206) 615-0840, Matt.Recker@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Emily Ehlers, (206) 518-4608, Emily.Ehlers@seattle.gov

Seattle Public Utilities Requirements

Jebessa Dara, Jebessa.Dara@seattle.gov

Water Availability

SPU Staff, (206) 684-3333, SPUWaterAvailability@Seattle.Gov

Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

****The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.****

Existing Public Drainage Infrastructure

Sanitary sewer main location: **21st Ave S / Private Property to the west and south of site / 22nd Ave S**

Sanitary sewer main size: **8-inch / 8-inch / 8-inch**

Storm drainage main location: **21st Ave S / Private Property to the west and south of site**

Other location: **22nd Ave SW (Ditch and Culvert - opposite side of street)**

Drainage

Infiltration Investigation Required: **No**

This project is in an area that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

Project Type and Drainage Basin

The storm drainage point of discharge (SMC 22.805.020) is located at: **Public storm drain system** See other requirements below

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

Drainage Control Compliance

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the [Standard CSC/SOIL Plan](#).

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an [On-site Stormwater Management Calculator](#) and show the On-site Stormwater Management BMP's and surface designation on the [Standard Drainage and Wastewater Control Plan](#).

Flow Control Required: **No**

Based on the information provided, adherence to Flow Control Standards is not required for this project.

Water Quality

This project site discharges to a water body that requires treatment (SMC.805.050.D).

Basic Water Quality Treatment Required: **Yes**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 D). Parcel-based projects with 5,000 square feet or more of new plus replaced pollution generating hard surfaces, or 3/4 acre or more of new plus replaced pollution generating pervious surfaces must provide **Basic Water Quality Treatment**. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed hard surfacing this project shall: provide a **Basic Treatment Facility** that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at **Sanitary Main**.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Public storm drain system**.

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

If there is an increase of dwelling units or buildings the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

Other Requirements

- The storm drainage connection must be made in the public right of way at S Raymond St and 21st Ave S. In order to make a connection to the main on private property a side sewer easement agreement must be obtained.

SDCI Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

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Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

Existing curbcuts that will no longer be used are required to be removed, and the curblin installed, per SDOT standards.

The street abutting this lot will be required to be improved with a hard surfaced roadway at least 20-feet wide.

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Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

A 5-foot setback is required. Please label on Site Plan.

A 3-foot setback is required in addition to setback listed above. Please label on site plan.

Other requirements: Removal of light pole will be required for the proposed new curbcut.

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Based on the proposed use and location within a residential, multi-family, or commercial zone, an administrative conditional use permit may be required. See CAMs 211A and 211B for more details.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

An arborist report may be required. See CAM 242 for more detail.

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Since your development proposal includes alteration or demo of a 50+ year old structure, you are required to submit a "referral" to the Historic Preservation Program at Department of Neighborhoods (DON). DON staff will review the eligibility of the structure as a landmark. This determination must be made before you can schedule an intake appointment for your project.

Please see Client Assistance Memo 3000 titled "DPD and DON Referral Process for Determining Landmark Eligibility" (pages 3-4). Your referral application should include a response to the "Appendix A of the Interdepartmental Agreement" on page 6 of the CAM. The referral information should be sent to "Karen Gordon, City Historic Preservation Officer, Department of Neighborhoods, PO Box 94649, Seattle, WA 98124".

Once the DON staff review the information contained in your referral, one of the following three determinations will be made:

- 1) The building appears to be ineligible as a landmark and no further Department of Neighborhoods review is required. You may schedule your intake appointment.
- 2) The subject building appears to be eligible and a Landmark Nomination application must be submitted to the DON Historic Preservation Program. This application and determination must occur before DPD permit intake since the outcome of this landmark nomination decision may affect the design or feasibility of your project.
- 3) The subject building/site is determined to be a designated City Landmark. A Certificate of Approval from the Landmarks Preservation Board is required for changes proposed to the designated features of the

Landmark. You will need provide a copy of your application for a Landmark Certificate of Approval prior to permit intake. No DPD permit will not be issued until the Certificate of Approval has been issued.

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope

Fish and wildlife

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

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Street conditions:

Asphalt paving

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

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Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Tree Protection

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) **all** trees on the site,

2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and

3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 21-2015, Volume 2](#)).

Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

Inspectors Notes

The site is mapped ECA types 1 and 9. According to topographic contour data, the southwest corner of the site is within the steep slope ECA buffer. Specify locations and depths of proposed grading activities.

Standard Submittal Requirements for Projects in an ECA

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and [Directors Rule \(DR\) 18-2011](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [25.09.330A](#))

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per [SMC 25.09.320](#), [Tip 331](#) and [Tip 331A](#). **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per [SMC 25.09.020 A3b\(5\)](#)).

Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

Construction activity area appears to be within the steep slope critical area and/or its associated buffer. A steep slope variance may be required (see [SMC 25.09.180E.1](#))

Site is mapped as being within a fish and wildlife habitat area. The characteristics of the fish and wildlife habitat area will be used to evaluate development within wetlands, riparian corridors, steep slopes, and designated habitat areas

Seattle City Light Requirements

Street/Alley Requirements

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Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There is an overhead high voltage line along 22nd Ave S.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There is an overhead high voltage line along 22nd Ave S.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details. Underground electrical services to the site will likely be required.

Other requirements: Seattle City Light has secondary overhead electrical wires near the northeasterly area of the project site. Construction at the site must not damage these overhead wires. Minimum clearance from these lines is 5 feet.

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Underground electrical facilities/conductors require separation from other utilities. Review City Light Construction Standard 0214.00, Clearances Between SCL Underground Structures and Other Utility Structures in the Public Right-of-Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground electrical lines and facilities along 21st Ave S.

Easements

SCL power easement is required. Property survey may be required at project's expense.

SCL blanket power easement over the entire parent parcel is required. Property survey may be required at project's expense. For unit lot subdivisions, a blanket easement is needed.

Other requirements: For unit lot subdivisions the parent parcel is considered one site. The electrical service to the new buildings will need to be consolidated from one service strike from SCL's distribution system. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, Chapter 5, page 28: "Single Service Rule", Seattle City Light will provide only one service to a site or building. Additional services will be supplied only at SCL's option and will be agreed to in writing. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

Notes to Applicant

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Jason Chollette, 206-386-1677, jason.chollette@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

Based on the scope of your project and the proximity to the lot line a SIP may be triggered by the extent of construction impacts to existing street, sidewalk or alley improvements. If more than 2,000 sf of impervious surface in the right of way will be replaced a SIP will be required.

Street Improvement Requirements

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Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

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Tree protection: Removal of trees in the public right-of-way (ROW) is prohibited. Projects must be designed to accommodate existing trees in the ROW. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693. Contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

Water Availability

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20161021

Water Availability Certificate status: Approved with No Changes

Prepared by: Kerry Murdock

Existing Water System Information

Proximity of nearest fire hydrant is: 175 feet E of property. Meets standards.

Water Main:

Size: 8 inches	Material: Ductile Iron	Class: 52
- Standard		
- Abutting		

Water Main is available to serve in: 22nd Avenue S

Distance of main to W margin of street is 17 feet.

Public ROW width is 60 feet.

Water Service(s):

Size: 3/4"	Material: Copper
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Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated

historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the [Licensing and Tax Administration Division website](#).